

Superb two double bedroom top floor flat with private balconies

In the heart of the City Centre

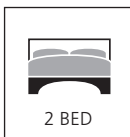


222 (7/1) Howard Street

Merchant City, Glasgow, G1 5HE



Scan Here!



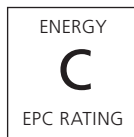
2 BED



1 BATH



BALCONY



ENERGY

C

EPC RATING



The Bedrooms & Bathroom



HOWARD STREET

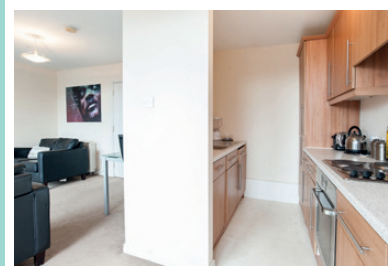
Howard Street is close to the heart of the financial district and is conveniently located close to the City Centre and the West End. The area surrounding Dunlop Street offers a wealth of amenities including both general and specialist shopping, wine bars and many highly acclaimed restaurants. It is in close proximity to SECC, Hydro, Clyde Auditorium and Greens Health and Fitness. The area benefits from frequent public transport with easy access to central train station, St Enoch's and Bridge Street subway stations. The city centre is only a short walk away while the nearby Clydeside

Expressway, Clyde Tunnel, M77 and the M8/M80 ensure easy access to Scotland's arterial road network.

Part Exchange available! McEwan Fraser is delighted to bring you the opportunity to purchase this superb two double bedroom City Centre flat. The property occupies a preferred top floor position and has balconies front and rear allowing wonderful elevated views across the City Centre. The property is presented to the market in good internal order and would make a wonderful first time buy or excellent



"...wonderfully bright open plan reception room which has balconies overlooking the rear of the building..."

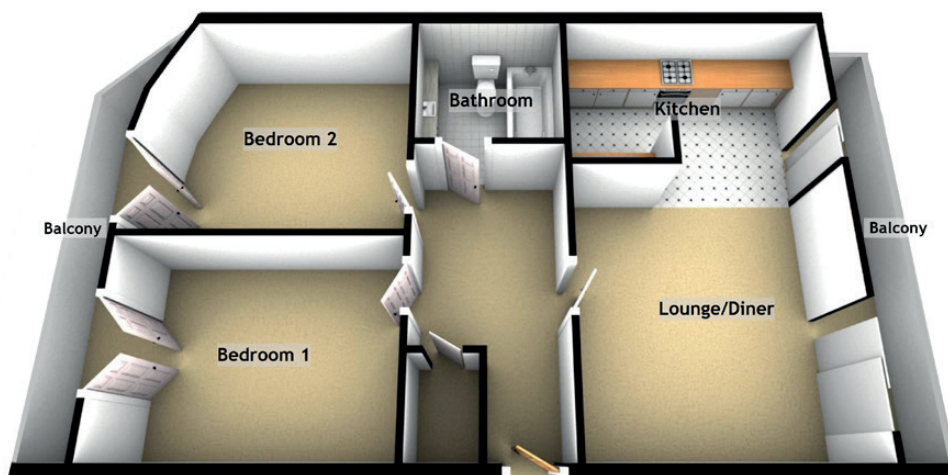


investment as the property could be bought with tenants in situ.

Internally the property is centred round the wonderfully bright open plan reception room which has balconies overlooking the rear of the building. Neutrally finished, it is a complete blank canvas allowing an incoming buyer the opportunity to really put their own stamp on the property. The kitchen is comprised of a range of base and wall mounted units which provide ample prep and storage space for the aspiring chef! Integrated appliances include

electric hob and oven, dishwasher, fridge freezer and washing machine. There are two generous double bedrooms which share a common balcony that enjoys excellent views across the City Centre. Both bedrooms are well proportioned and offer enough space for flexible free standing furniture plans. The accommodation is completed by the modern bathroom which is finished with partial white tiling, three piece suite and shower over bath.

This must see property also benefits from double glazing throughout.



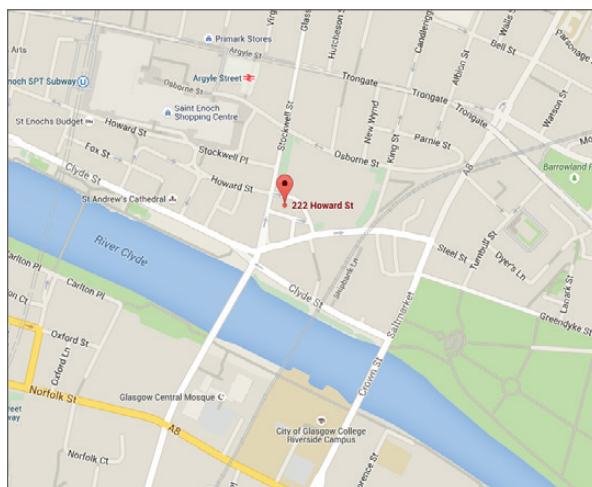
SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	3.97m (13') x 3.76m (12'4")
Kitchen	3.76m (12'4") x 2.22m (7'3")
Bedroom 1	3.88m (12'9") x 2.91m (9'7")
Bedroom 2	3.88m (12'9") x 3.28m (10'9")
Bathroom	2.11m (6'11") x 1.91m (6'3")

Gross internal floor area (m²)

62



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McEwan Fraser Legal

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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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